

**Meeting Minutes**  
Weed Beach Building Committee  
September 12, 2007  
Town Hall Auditorium

Present: Parnon, Hendrickson, Wright, Howe, Hovell, Enters, Branigan, Swiatek

Absent: Hawley

Alternate Present: Darby

Guests: Neil Hauck, Denise Halstead, Craig Von Ohlsen

7:40pm - Hovell opened the meeting with his Chairman's Report which included general information about the public nature of the WBBC meetings, the procedure for public comment at our meetings and a brief comment about the agenda.

There were approximately 19 people in the audience. See attendance list attached.

Halstead presented the overall master conceptual plan: guard house, playground, picnic pavilion, paddle hut, relocate volleyball, bath house and sailing building with the main focus paddle hut, bath house, restaurant and sailing building.

Von Ohlsen suggested the shape of the drop off area at the bath house will reflect the needs of emergency vehicles and the summer camp busses.

Bath house was moved 8'-10' off the beach and elongated.

A 2'-3' berm was added to give undulation and character, to serve as a basis for plantings, will not block the view and will provide places to sit up off the beach. Berm will be moved 60' off the beach.

Parking was reorganized. Mature trees were maintained. Islands were kept to preserve existing trees. Boat launch was located to maximize use of delivery service area of restaurant.

Trailer parking for small boats launched at Weed?

Playground for 2-5 year olds moved to other side of the bath house, away from the restaurant and the rocks.

In addition to the natural topography of the beach, building elevations, regulated by the state in flood zones make this project a little tricky.

### **Sailing building**

Hauck recommended the old Ross house be demolished and a new sailing building be built at the farthest end of the current boat storage area. Raise the building 9' – 10' above the ground with equipment and Opti storage in the winter underneath. Two chase boats might possibly fit down the middle. Raising the building would require a very long handicap ramp to be ADA compliant.

### **Bath house**

Added unisex family changing rooms. Decreased the number of showers in each bath room to one. Outdoor rinse off showers become more important.

Swiatek asked about storage for supplies, rescue equipment.

No access to bath house from parking area.

### **Restaurant**

Snack bar on the parking lot side of the building.

Two eating levels within the restaurant. The two levels disguises the long ramp to get to the upper level.

**Paddle/camp building**

Preliminary design makes it almost identical to the sailing building in size and dimension. It will be nestled in behind the first two paddle courts addressing the need for the attendant to have an unobstructed view of all the courts and parking lot.

It will feature a large meeting room with windows on the SW and NE sides to take advantage of cooling prevailing winds. In response to a request by Parks & Rec. a solid wall for movies was planned for the SW side of the building. A fire pit surrounded by a sitting wall is also proposed. An idea to eliminate the deck and amphitheater at the paddle building arose in favor of a pavilion on the beach (which can double as a band stand) so people can sit on the beach for concerts, performances etc. Moving the "concert/performance" area onto the beach increases the buffer for Brush Island residents.

Suggestion was made to build the paddle house high enough for spectators to see over the base of the courts. Building might be built higher on the hill to take advantage of the higher elevation. Swiatek raised some practical considerations such as proximity of the building to the courts. Space must be left around the courts to accommodate the snow shoveled off the courts. Also the further away the building is from the parking lot the longer the path that will need shoveling.

Public Comment began at 9:00pm

See comments/questions at the end of these meeting minutes.

**Other business**

WBBC discussed elements of the Public Information Plan draft and how they would be implemented. Information Plan activities will be divided among committee members.

Meeting minutes from 6/27/07 and 7/25/07 approved.

Meeting was adjourned at 9:40pm.

Respectfully submitted,

Debbie Parnon  
Secretary

**NEXT MEETINGS –**

**September 26, Room 119**

**October 10, Room 213**

## **Questions/Comments for WBBC from WBBC Meeting 9/12/07**

### **Jo Lombardo, 6 Gideon Lane, 655-2635**

1. How will the dunes be created and maintained?
2. Will the boardwalk block the view of the water from the parking lot?
3. Better sand would really improve the beach. Is there funding for this?
4. Will the restaurant cast shade on the beach?
5. Why do we need a restaurant at the beach?

### **Pat Benzenberg, 17 McClaren Road, 655-4444**

1. Concerned that the beach is closed every time there is a storm due to the overflow of sewage. Where will the waste water from the restaurant and the bathrooms go?
2. Will existing trees be removed along the parking lots and beach?
3. It looks like the parking lot is getting smaller. Will the parking lot be able to accommodate restaurant patrons?
4. Concern about the increased traffic affecting residents who live on Nearwater.
5. The beach is an ecologically fragile area. She is concerned about polluting the water.

### **David Bayne, 5 Windsor Road, 656-3311**

Suggested WBBC post plans on web site for public access.

### **Cheryl Russell, 18 Holly Lane, (unlisted!)**

1. A public hearing is not included on the time line Will there be a public hearing scheduled?
2. Concerned about handicapped access with the proposed removal of the asphalt in the sailing area and a possible sandy walk to the new sailing building. She suggested acquisition of another wheel chair for the sand for the sailing area.
3. There should be more paths through the dune from the parking lot to the beach.
4. Where will the garbage dumpster be located?
5. If a restaurant is not approved, where will the snack bar be and how big will it be?
6. Wanted to verify the budget and express her view that the WBBC should stay on budget.